

Attachment “A”

RATINGS:

Moody's: (Con.) Baa1
Standard & Poor's: A-
(See "Ratings" herein)

In the opinion of Jones Hall Hill & White, A Professional Law Corporation, San Francisco, California, Special Counsel, subject, however, to certain qualifications described herein, under existing law, the portion of lease payments designated as and comprising interest and received by the owners of the Certificates is excluded from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations, although, for the purpose of computing the federal alternative minimum tax imposed on certain corporations, such interest is taken into account in determining certain income and earnings. In the further opinion of Special Counsel, such interest is exempt from California personal income taxes. See "TAX MATTERS" herein.

\$12,345,000**CERTIFICATES OF PARTICIPATION****(1992 POLICE FACILITY EXPANSION PROJECT)****Evidencing the Direct, Undivided Fractional Interests of the Owners****Thereof in Lease Payments to be Made by the****CITY OF MONTEBELLO****(Los Angeles County, California)****As the Rental for Certain Property Pursuant to a Lease Agreement with the
MONTEBELLO PUBLIC IMPROVEMENT CORPORATION****Dated: November 1, 1992****Due: November 1, as shown below**

The Certificates are being executed and delivered to (i) finance the remodeling, expansion and construction to an existing police facility (the "Project") to be used by the City of Montebello (the "City"), (ii) fund a reserve fund, (iii) pay the costs of the transaction, and (iv) pay capitalized interest.

Interest due with respect to the Certificates is payable semiannually on each May 1 and November 1, commencing May 1, 1993, by check or draft of Bank of America National Trust and Savings Association, Los Angeles, California, as Trustee (the "Trustee"), mailed to the owner appearing on the registration books maintained by the Trustee as of the close of business on the fifteenth day of the month preceding an interest payment date at the address shown on such registration books or by wire transfer to owners of \$1,000,000 or more in aggregate principal amount of Certificates at the address specified by the owner in a notice delivered to the Trustee not less than fifteen days prior to an interest payment date. Principal of the Certificates is payable upon surrender of the Certificates upon maturity or prior redemption at the corporate trust office of Trustee in Los Angeles, California. The Certificates are to be delivered as fully registered certificates without coupons in the denomination of \$5,000 each or any integral multiple thereof. *The Certificates are subject to optional and mandatory redemption prior to maturity as described herein.*

The City has covenanted under the Lease Agreement (as defined herein) that as long as the Project is available for the City's use it will take such action as may be necessary to include all Lease Payments (as defined herein) for the Project in its annual budget and to make the necessary annual appropriations therefor. The obligation of the City to make Lease Payments does not constitute an obligation of the City for which the City is obligated to levy or pledge any form of taxation or for which the City has levied or pledged any form of taxation. The City's obligation to make Lease Payments from City funds is subject to abatement as further described herein. In addition, the Community Redevelopment Agency of the City of Montebello (the "Agency") has pledged, pursuant to the Reimbursement Agreement (as defined herein), to pay, for not less than all of the Lease Payments from a portion of the tax increment revenues allocated to the Agency from the Montebello Hills Redevelopment Project Area which are remaining in each year after all payments are made with respect to the Prior Debt (as defined herein). The Agency's obligation under the Reimbursement Agreement shall be a direct obligation of the Agency, which upon payment default, is subject to all remedies available pursuant to law, including acceleration. The obligation of the Agency to make Lease Payments on behalf of the City to the Trustee is not subject to abatement or unenforceability of the Lease Agreement.

Neither the Certificates nor the obligation of the City to make Lease Payments under the Lease Agreement constitutes a debt of City, the State of California or any of its political subdivisions, except the Agency, within the meaning of the Constitution or statutes of the State of California, or a pledge of the faith and credit of the City.

See "Certificate Owners' Risks" herein for a description of certain risks which may affect the timely payment of principal and interest on the Certificates when due.

MATURITY SCHEDULE

Maturity Date (November 1)	Principal Amount	Interest Rate	Yield	Maturity Date (November 1)	Principal Amount	Interest Rate	Yield
1995	\$140,000	4.90%	100%	2002	\$205,000	6.70%	100%
1996	145,000	5.25	100	2003	220,000	6.80	100
1997	155,000	5.75	100	2004	235,000	6.90	100
1998	160,000	5.90	100	2005	250,000	7.00	100
1999	170,000	6.10	100	2006	270,000	7.10	100
2000	185,000	6.30	100	2007	290,000	7.10	100
2001	195,000	6.50	100				

\$9,725,000 7.20% Term Certificates Due November 1, 2024, Reoffered at 100%
(Plus accrued interest from November 1, 1992)

The Certificates will be offered when, as and if delivered and received by the Underwriter, subject to the opinion of Jones Hall Hill & White, A Professional Law Corporation, San Francisco, California, Bond Counsel, and certain other conditions. Certain disclosure matters will be passed upon for the Underwriter by Mudge Rose Guthrie Alexander & Ferdon, New York, New York. It is anticipated that the Bonds in definitive form will be available for delivery in New York, New York, on or about November 5, 1992.

Seidler-Fitzgerald
Public Finance

Dated: October 27, 1992

Attachment “B”

92 2027159

23046-05

JHHW:BDQ:rhc

09/17/92
FINAL 10/28/92

CHICAGO TITLE INSURANCE CO.

AFTER RECORDATION PLEASE RETURN TO:

Jones Hall Hill & White,
A Professional Law Corporation
Four Embarcadero Center, 19th Floor
San Francisco, California 94111
Attention: Brian D. Quint, Esq.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

NOV 4 1992 AT 8 A.M.

Recorder's Office

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11929 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE CALIFORNIA GOVERNMENT CODE.

DEED AND ACQUISITION AGREEMENT

922239468

FREE

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This DEED AND ACQUISITION AGREEMENT, dated as of November 1, 1992, by and between the CITY OF MONTEBELLO, a municipal corporation and general law city organized and existing under and by virtue of the laws of the State of California (the "City"), as seller, and the COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MONTEBELLO, a public body corporate and politic organized and existing under and by virtue of the laws of the State of California ("Agency"), as purchaser;

WITNESSETH

WHEREAS, the City presently owns certain land, more particularly described in Exhibit A attached hereto and by this reference incorporated herein (the "Land"), together with certain public improvements on the Land, together with landscaping, utilities, lighting and related and appurtenant facilities, more particularly described in Exhibit B attached hereto and by this reference incorporated herein (the "Building" and, with the Land, the "Property"); and

WHEREAS, the Agency wishes to acquire the Property from the City and the City is willing to sell the Property to the Agency;

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants hereinafter contained, the parties hereto hereby agree as follows:

Section 1. Acquisition of Property. The City hereby grants, conveys and sells to the Agency all right, title and interest of the City in and to the Property and the Agency hereby acquires all of the right, title and interest of the City in and to the Property.

Section 2. Value; Acquisition Price. The City and the Agency have heretofore determined that the value of the Property is \$4,407,894. In consideration of the acquisition by the Agency of the City's right, title and interest in the Property pursuant to Section 1, the Agency hereby agrees to pay to the City, the amount of \$4,407,894, plus interest computed at the rate of 12% per annum; *provided, however*, the Agency reserves the right to prepay the whole or any part of such amount at any time without penalty or interest which accrues after the prepayment date on any prepaid amount. The Agency agrees to pay such amounts to the City semi-annually on the dates and in the amounts set forth in Exhibit C attached hereto.

Section 3. Pledge. Subject to the rights of the Agency to issue tax allocation bonds, and to issue and incur additional obligations, secured by all taxes allocated to, and paid into a special fund of the Agency for the Montebello Hills Redevelopment Project (the "Hills Project") pursuant to Article 6 of Chapter 6 of the Community Redevelopment Law of the State of California, constituting Part 1 of Division 24 of the Health and Safety Code of the State of California and the acts amendatory thereof and in supplement thereto (the "Law") and Section 16 of Article XVI of the Constitution of the State of California, and as provided in the redevelopment plan for the Hills Project, including all payments and reimbursements, if any, to the Agency specifically attributable to ad valorem taxes lost by reason of tax exemptions and tax rate limitations, but excluding: (i) any amounts required to be used to improve the community's supply of low or moderate income housing pursuant to section 33334.2 of the Law (or any successor or related section of the Law); and (ii) amounts required to be paid to other taxing agencies under contracts entered in pursuant to section 33401 of the Law (the "Tax Increment Revenues"), and subject to the priority of all existing and future such tax allocation bonds and additional obligations, the Agency hereby, for the security of the Agency's payment obligation hereunder, pledges the Tax Increment Revenues to the City, and creates a lien thereon for the benefit of the City.

Section 4. Default by Agency. If the Agency shall fail to repay the City or shall fail to pay any other payment required to be paid hereunder at the time specified herein, and such failure shall continue for a period of ten (10) days, then the City or, if applicable, any assignee, shall be entitled to exercise any and all remedies available pursuant to law.

Section 5. Remedies Not Exclusive. No remedy herein conferred upon the City shall be exclusive of any other remedy and each and every remedy shall cumulative and shall be in addition to every other remedy given hereunder or hereafter conferred on the City.

Section 6. Execution in Counterparts. This Deed and Acquisition Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS HEREOF, the parties hereto have executed this Deed and Acquisition Agreement as of the day and year first above written.

CITY OF MONTEBELLO, CALIFORNIA

By: 
City Treasurer

Attest:


City Clerk

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF MONTEBELLO

By: 
Chairman

Attest:


Secretary

STATE OF CALIFORNIA)
)ss:
LOS ANGELES COUNTY)

On this 29th day of October, in the year 1992, before me, the undersigned notary public, personally appeared Phillip M. Ramos and Mary Anne Saucedo, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed this instrument as City Treasurer and City Clerk, respectively, of the City of Montebello and acknowledged to me that the City of Montebello executed it.

WITNESS my hand and official seal.

(Notarial Seal)



Maria Elena Salas
(signature)

Notary Public for the State of California

My commission expires: May 30, 1995

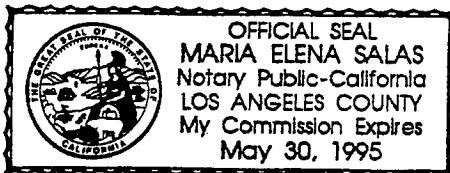
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STATE OF CALIFORNIA)
)ss:
LOS ANGELES COUNTY)

On this 29th day of October, in the year 1992, before me, the undersigned notary public, personally appeared Arnold Alvarez-Glasman and Linda Payan, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed this instrument as Chairman and Secretary, respectively, of the Community Redevelopment Agency of the City of Montebello and acknowledged to me that the Community Redevelopment Agency of the City of Montebello executed it.

WITNESS my hand and official seal.

(Notarial Seal)




(signature)

Notary Public for the State of California

My commission expires May 30, 1995

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EXHIBIT A
LAND DESCRIPTION

Those parcels of land in the City of Montebello, Los Angeles County, State of California, described as follows:

LOTS 177, 178 AND 179 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGES 19, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 270 FEET OF THE EASTERLY 280 FEET OF SAID LOT 179, EXCEPTING FROM SAID PORTION OF LOT 179, THE SOUTHERLY 15 FEET OF THE WESTERLY 105 FEET THEREOF.

ALSO EXCEPT THEREFROM SUCH INTERESTS IN OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND SUCH OTHER RIGHTS IN SAID LAND AS WERE GRANTED TO UNION OIL COMPANY OF CALIFORNIA, BY DEED RECORDED APRIL 12, 1956 AS DOCUMENT NO. 3614 IN BOOK 40872 PAGE 61, OFFICIAL RECORDS.

BY DEED DATED JULY 11, 1963 AND RECORDED AUGUST 20, 1963 AS INSTRUMENT NO. 5442, IN BOOK D-2152 PAGE 609, OFFICIAL RECORDS, THE RIGHTS AND INTERESTS ABOVE GRANTED WERE RELEASED AND QUITCLAIMED AS TO THE SURFACE OF SAID LAND AND THE TOP 500 FEET OF THE SUBSURFACE, MEASURED VERTICALLY DOWNWARD FROM THE SURFACE THEREOF.

ALSO EXCEPT THE REMAINING INTEREST IN: (1) ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; (2) THE RIGHT TO INJECT OR INTRODUCE FROM TIME TO TIME, STORE THEREIN AND SUBSEQUENTLY REMOVE FROM SAID LAND ANY OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; (3) THE LANDOWNER'S ROYALTIES UNDER THE EXISTING OIL AND GAS LEASE COVERING SAID LAND, WITHOUT, HOWEVER, ANY RIGHT OF ENTRY UPON OR USE OF THE SURFACE OF SAID LAND WITH RESPECT TO ANY OF THE RIGHTS HEREIN RESERVED, AS RESERVED BY BENEDICTINE FATHERS OF MONTEBELLO, LOS ANGELES COUNTY, CALIFORNIA, A RELIGIOUS CORPORATION, IN THE DEED RECORDED FEBRUARY 2, 1961 AS INSTRUMENT NO. 1372 IN BOOK D-1111 PAGE 702, OFFICIAL RECORDS.

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EXHIBIT B
DESCRIPTION OF BUILDING

The Building consists of the existing Police Facility, located on a portion of the Land.

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EXHIBIT C**SCHEDULE OF PAYMENTS RELATING TO THE SITE AND THE FACILITY**

Date	Principal	Interest	Period Total	Annual Total
05/01/93	-	\$264,473.64	\$264,473.64	-
11/01/93	\$118,238.40	264,473.64	382,712.04	\$647,185.68
05/01/94	-	257,379.34	257,379.34	-
11/01/94	132,427.01	257,379.34	389,806.35	647,185.68
05/01/95	-	249,433.71	249,433.71	-
11/01/95	148,318.26	249,433.71	397,751.97	647,185.68
05/01/96	-	240,534.62	240,534.62	-
11/01/96	166,116.45	240,534.62	406,651.07	647,185.68
05/01/97	-	230,567.63	230,567.63	-
11/01/97	186,050.42	230,567.63	416,618.05	647,185.68
05/01/98	-	219,404.61	219,404.61	-
11/01/98	208,376.47	219,404.61	427,781.08	647,185.68
05/01/99	-	206,902.02	206,902.02	-
11/01/99	233,381.65	206,902.02	440,283.67	647,185.68
05/01/00	-	192,899.12	192,899.12	-
11/01/00	261,387.44	192,899.12	454,286.56	647,185.68
05/01/01	-	177,215.87	177,215.87	-
11/01/01	292,753.94	177,215.87	469,969.81	647,185.68
05/01/02	-	159,650.64	159,650.64	-
11/01/02	327,884.41	159,650.64	487,535.05	647,185.68
05/01/03	-	139,977.57	139,977.57	-
11/01/03	367,230.54	139,977.57	507,208.11	647,185.68
05/01/04	-	117,943.74	117,943.74	-
11/01/04	411,298.20	117,943.74	529,241.94	647,185.68
05/01/05	-	93,265.85	93,265.85	-
11/01/05	460,653.99	93,265.85	553,919.84	647,185.68
05/01/06	-	65,626.61	65,626.61	-
11/01/06	515,932.47	65,626.61	581,559.08	647,185.68
05/01/07	-	34,670.66	34,670.66	-
11/01/07	577,844.36	34,670.66	612,515.02	647,185.68
	<u>\$4,407,894.00</u>	<u>\$5,299,891.27</u>	<u>\$9,707,785.27</u>	<u>\$9,707,785.27</u>

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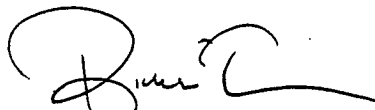
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Deed and Acquisition Agreement, dated as of November 1, 1992, from the City of Montebello, as lessor to the Community Redevelopment Agency of the City of Montebello, a public agency and/or governmental agency as lessee, is hereby accepted by the undersigned officer on behalf of the Community Redevelopment Agency of the City of Montebello pursuant to authority conferred by resolution of the Agency members of the Community Redevelopment Agency of the City of Montebello adopted on October 13, 1992, and the lessee consents to recordation thereof by its duly authorized officer.

Dated: November 4, 1992

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF MONTEBELLO

By



Richard Torres,
Executive Director

Attachment “C”

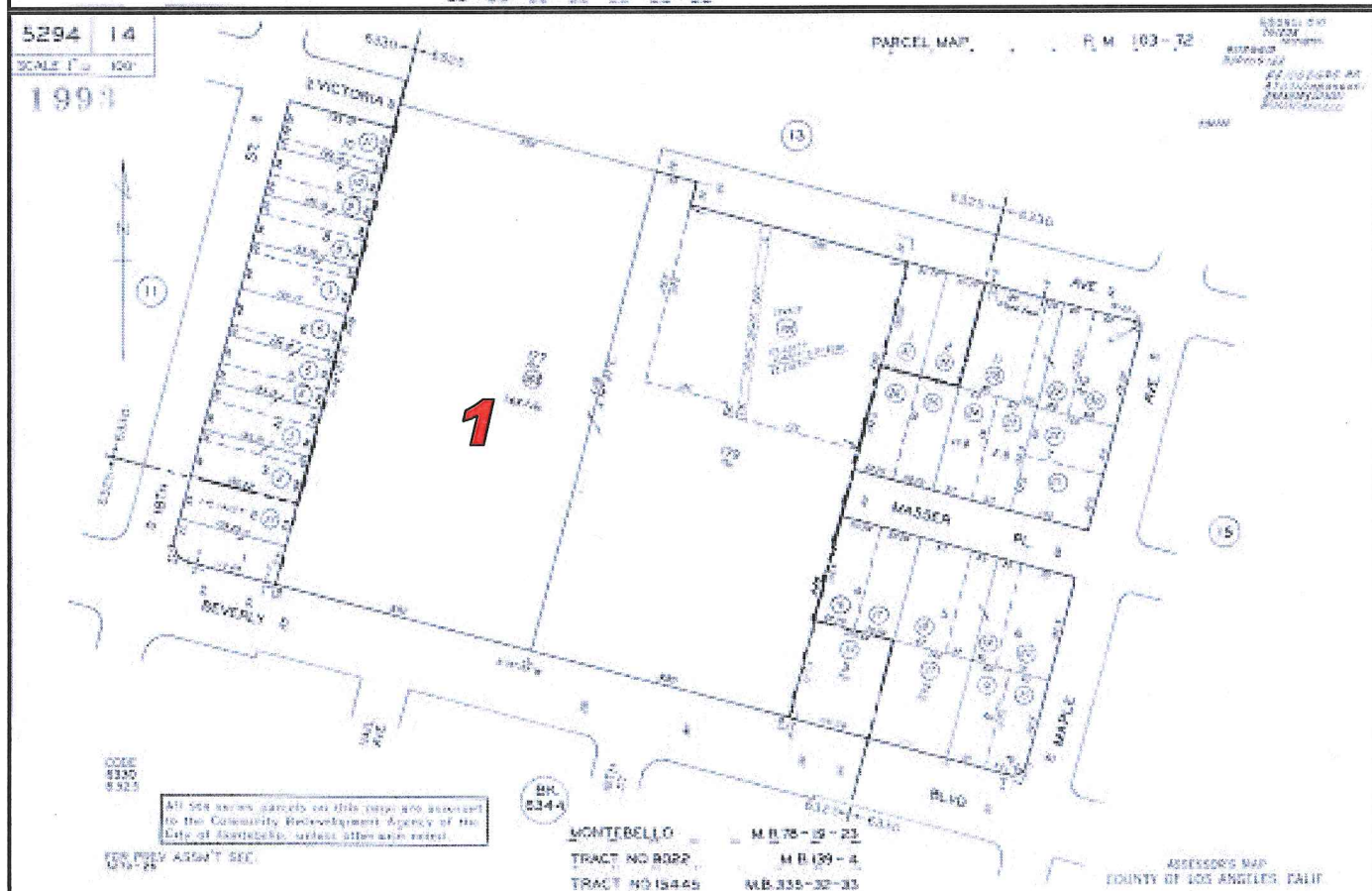
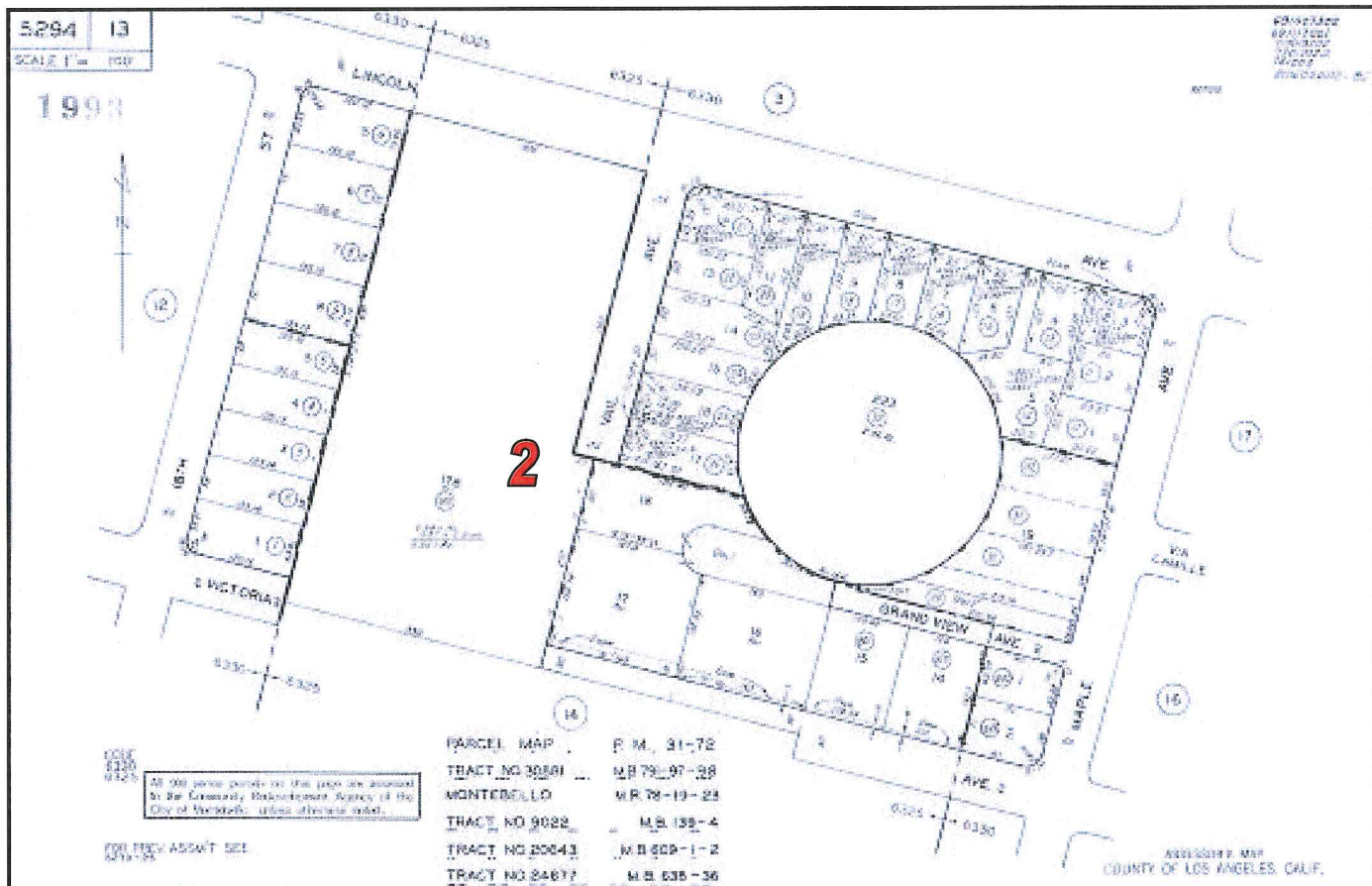


1. **1600 West Beverly Boulevard**
APN: 5294-014-903
Zone: R-A (Residential Agricultural)
Parcel Size: 7.6 Acres

Land Use Description: City Hall
Purchase Date: 5/22/1973
Funding Source: Tax Increment / Public

2. **No Address (West Victoria Avenue)**
APN: 5294-014-900
Zone: R-A (Residential Agricultural)
Parcel Size: 6.3 Acres

Land Use Description: Acuna Park
Purchase Date: 2/2/1961
Funding Source: Tax Increment / Public



Attachment “D”

DISSOLUTION ACT PROPERTY TRANSFER CODE SECTIONS

Health & Safety Code Section 34177(e)

34177. Successor agencies are required to do all of the following:

(e) Dispose of assets and properties of the former redevelopment agency as directed by the oversight board; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of certain assets pursuant to subdivision (a) of Section 34181. The disposal is to be done expeditiously and in a manner aimed at maximizing value. Proceeds from asset sales and related funds that are no longer needed for approved development projects or to otherwise wind down the affairs of the agency, each as determined by the oversight board, shall be transferred to the county auditor-controller for distribution as property tax proceeds under Section 34188. The requirements of this subdivision shall not apply to a successor agency that has been issued a finding of completion by the Department of Finance pursuant to Section 34179.7.

Health & Safety Code Section 34181(a), (f)

34181. The oversight board shall direct the successor agency to do all of the following:

(a) Dispose of all assets and properties of the former redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset. Any compensation to be provided to the successor agency for the transfer of the asset shall be governed by the agreements relating to the construction or use of that asset. Disposal shall be done expeditiously and in a manner aimed at maximizing value. Asset disposition may be accomplished by a distribution of income to taxing entities proportionate to their property tax share from one or more properties that may be transferred to a public or private agency for management pursuant to the direction of the oversight board.

(f) All actions taken pursuant to subdivisions (a) and (c) shall be approved by resolution of the oversight board at a public meeting after at least 10 days' notice to the public of the specific proposed actions. The actions shall be subject to review by the Department of Finance pursuant to Section 34179 except that the department may extend its review period by up to 60 days. If the department does not object to an action subject to this section, and if no action challenging an action is commenced within 60 days of the approval of the action by the oversight board, the action of the oversight board shall be considered final and can be relied upon as conclusive by any person. If an action is brought to challenge an action involving title to or an interest in real property, a notice of pendency of action shall be recorded by the claimant as provided in Title 4.5 (commencing with Section 405) of Part 2 of the Code of Civil Procedure within a 60-day period.

Health & Safety Code Section 34191.3

34191.3. Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that successor agency.

Health & Safety Code Section 34191.5

34191.5.

(a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the successor agency, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The successor agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the successor agency of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

(B) The purpose for which the property was acquired.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties

in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

Attachment “E”

WELCOME TO THE CALIFORNIA DEPARTMENT OF FINANCE

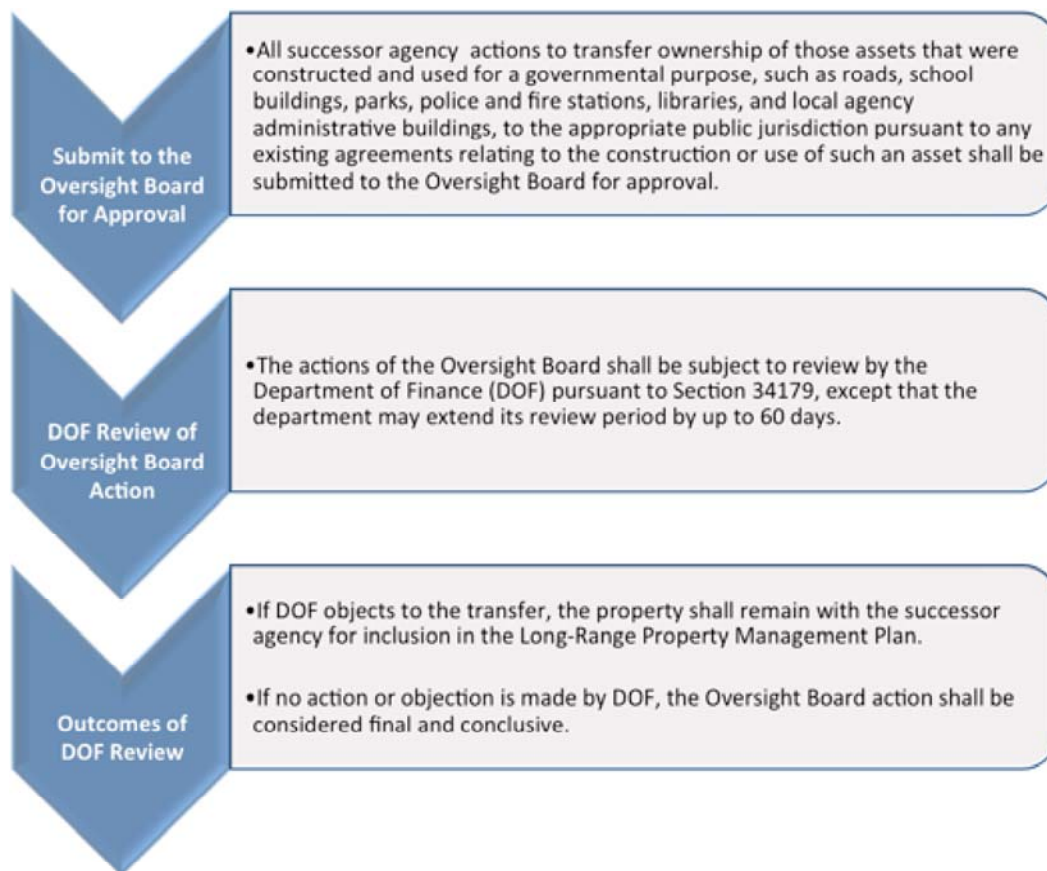
[Home](#) » [Redevelopment](#) — Property Disposition

Property Disposition

Under ABx1 26 and AB 1484, successor agencies are directed to dispose of former redevelopment agency properties. Health and Safety Code (HSC) specifies how successor agencies will dispose of non-housing property depending on the type of property as provided below:

GOVERNMENTAL PURPOSE PROPERTY

HSC section 34181 (a) lists governmental purpose assets to include roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings. The following chart outlines the steps successor agencies can take to transfer property for governmental purposes:



NON-GOVERNMENTAL PURPOSE PROPERTY

HSC section 34177 (e) directs successor agencies on the steps to dispose of non-housing and non-governmental purpose properties. The following chart outlines the steps a successor agency must follow prior to being allowed to dispose of property:



For information related to Due Diligence Reviews, refer to our webpage at:
http://www.dof.ca.gov/redevelopment/due_dilligence/view.php.

For additional information relating to the Finding of Completion, refer to
http://www.dof.ca.gov/redevelopment/finding_of_completion/view.

For additional information relating to the Long-Range Property Management Plan, refer to
http://www.dof.ca.gov/redevelopment/long_range_property_management/view.

For questions related to former redevelopment agency property disposition, submit an email to:
Redevelopment_Administration@dof.ca.gov.

Webpage last updated August 28, 2012

Attachment “F”

RESOLUTION NO. ____

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE
FORMER COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF MONTEBELLO REQUESTING THE
MONTEBELLO OVERSIGHT BOARD APPROVE AND
DIRECT THE TRANSFER OF CERTAIN GOVERNMENTAL
PURPOSE PROPERTIES (POLICE FACILITY, CITY
HALL, AND HENRY ACUNA PARK) TO THE CITY OF
MONTEBELLO**

WHEREAS, the Community Redevelopment Agency of the City of Montebello ("Agency") was dissolved by way of Assembly Bill ("AB") 1x26 (as subsequently amended by AB 1484, the "Dissolution Act") and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231;

WHEREAS, the Dissolution Act created the Montebello Successor Agency ("Successor Agency") to effectuate the "winding down" of the Agency, and is a separate and independent public entity from the City of Montebello which provides for its governance,

WHEREAS, upon dissolution of the Agency, all assets of the Agency were transferred to the Successor Agency for management in accordance with the purposes and objectives of the Dissolution Act;

WHEREAS, the Successor Agency is required to dispose of all real property assets of the former Agency as directed by the Montebello Oversight Board ("Oversight Board"), provided however, that the Oversight Board may direct the Successor Agency to transfer ownership of "governmental purpose" properties to the appropriate public jurisdiction (Health & Safety Code §§ 34177(e), 34181(a));

WHEREAS, the Dissolution Act defines "governmental purpose" properties as including roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings (Health & Safety Code § 34181(a));

WHEREAS, public records indicate that, among the real properties owned by the former Agency and transferred to the control of the Successor Agency, are those certain properties identified as Los Angeles County Assessor Parcel Numbers 5294-014-903 and 5294-014-900, located in the City of Montebello, as more specifically described and identified in Exhibit "A" attached hereto (hereinafter the "Properties");

WHEREAS, the Montebello Police Facility, Montebello City Hall, and Henry Acuna Park ("Public Facilities") are located on the Properties;

WHEREAS, because of the existence of the Public Facilities on the Properties, the Properties qualify as "governmental purpose" properties as defined by the Dissolution Act, and as such qualify for immediate transfer to the appropriate public jurisdiction;

WHEREAS, the City of Montebello is the appropriate public jurisdiction to which the Properties should be transferred, as the Police Facility services as the headquarters for the Montebello Police Department, City Hall serves as the administrative offices for the City of Montebello, and Henry Acuna park is a public park that serves the residents of the City of Montebello;

WHEREAS, immediate transfer of the Properties and the Public Facilities located thereon to the City of Montebello is essential to ensure the uninterrupted provision of governmental services to the residents and business located in the City;

WHEREAS, immediate transfer of the Properties and the Public Facilities located thereon to the City of Montebello furthers the purposes and objectives of the Successor Agency, in that it will conserve staff time and financial resources associated with including the Properties in the Successor Agency's Long Range Property Management Plan (Health & Safety Code § 34191.5), and will conserve resources of the former Agency for the benefit of the taxing entities by reducing ongoing maintenance costs of the Successor Agency; and

WHEREAS, the Property and appurtenant Public Facilities may be transferred from the Successor Agency to the City, provided the Oversight Board adopts a resolution approving and/or directing the transfer at a public meeting held with ten (10) days advanced notice to the public, and the California State Department of Finance does not thereafter object to the transfer.

NOW THEREFORE, THE GOVERNING BOARD OF THE MONTEBELLO SUCCESSOR AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. After consideration of the staff presentation, reports, discussion, and evidence presented, the Governing Board hereby finds and declares that the foregoing recitals are true and correct and incorporate them herein.

SECTION 2. The Governing Board hereby finds and declares that those certain properties, identified as Los Angeles County Assessor Parcel Numbers 5294-014-903 and 5294-014-900, located in the City of Montebello and more specifically described and identified in Exhibit "A" attached hereto incorporated herein by this reference (the "Properties"), constitute "governmental purpose" properties within the meaning of subdivision (a) of Health & Safety Code Section 34181.

SECTION 3. The Governing Board hereby finds and declares that the City of Montebello is the appropriate public jurisdiction to which the Properties should be transferred, in that the headquarters of the Montebello Police Department, Montebello

City Hall, and Henry Acuna park are located on the Properties, and the transfer of the Properties to the City of Montebello is essential to ensure the uninterrupted provision of governmental services to the residents and business located in the City.

SECTION 4. The Governing Board hereby finds and declares that the transfer of Properties to the City of Montebello will further the purposes and objectives of the Successor Agency, in that it will conserve staff time and financial resources associated with including the Properties in the Successor Agency's Long Range Property Management Plan, and will conserve resources of the former Agency for the benefit of the taxing entities by reducing ongoing maintenance costs of the Successor Agency.

SECTION 5. The Governing Board hereby requests that the Montebello Oversight Board approval and direct the transfer of the Properties to the City of Montebello, and that such approval and direction take place by Resolution at a public meeting of the Oversight Board after at least ten (10) days' notice to the public of the proposed property transfer.

SECTION 6. The Clerk of the Governing Board shall certify to the passage and adoption of this Resolution, and it shall become effective immediately upon its approval.

PASSED, APPROVED and ADOPTED this 10th day of July 2013

Christina Cortez, Chairwoman

ATTEST:

Daniel Hernandez, Clerk of the Governing Board

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, Legal Counsel

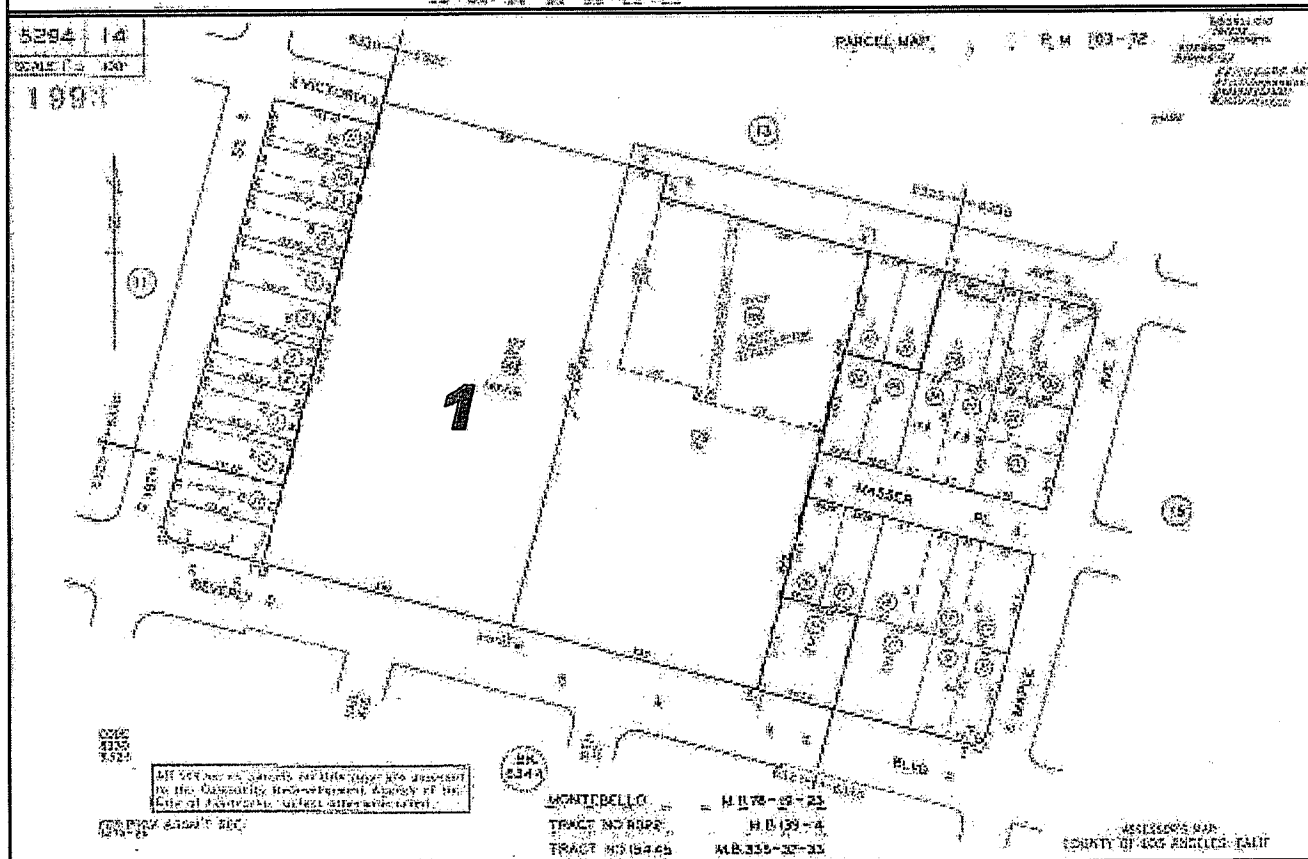
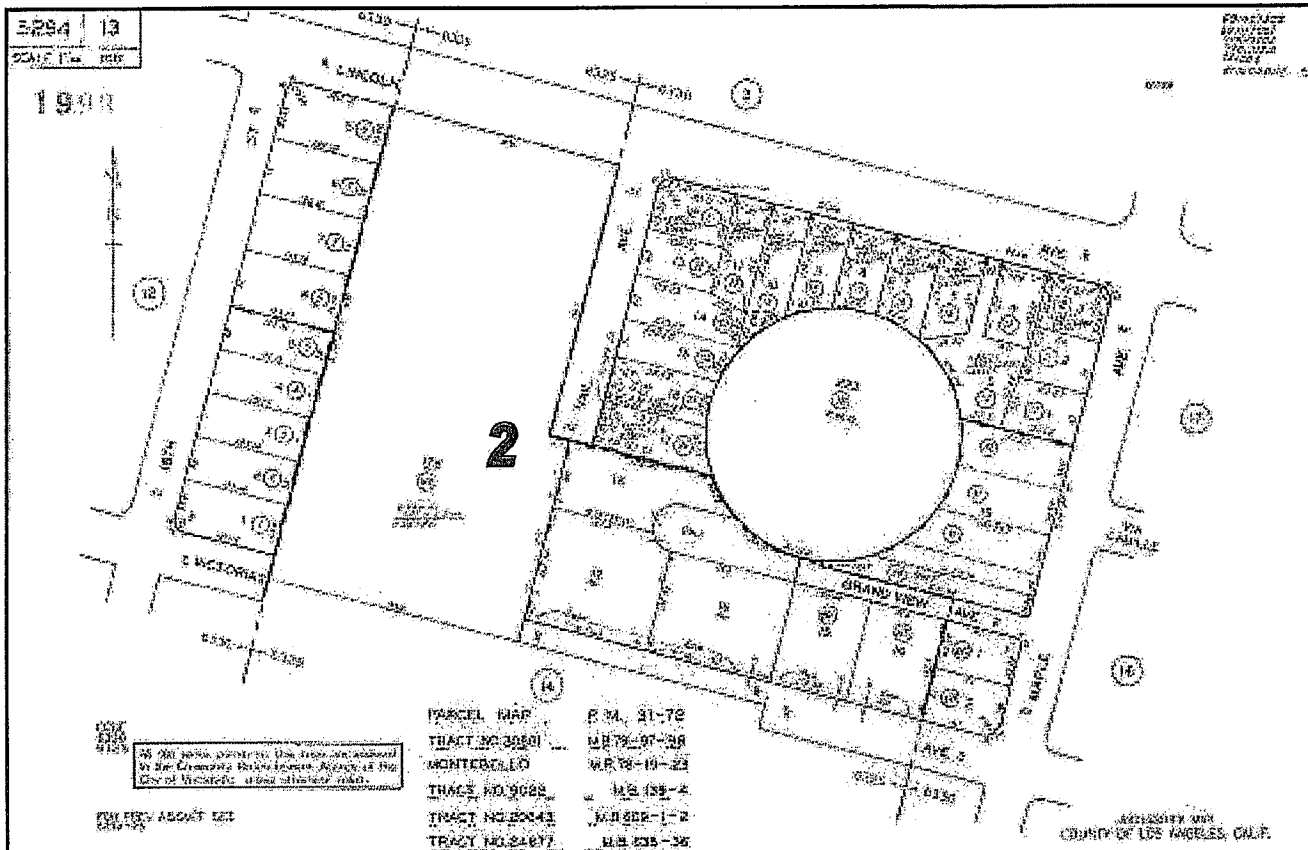


1. 1600 West Beverly Boulevard
APN: 5294-014-903
Zone: R-A (Residential Agricultural)
Parcel Size: 7.6 Acres

Land Use Description: City Hall
Purchase Date: 5/22/1973
Funding Source: Tax Increment / Public

2. No Address (West Victoria Avenue)
APN: 5294-014-900
Zone: R-A (Residential Agricultural)
Parcel Size: 6.3 Acres

Land Use Description: Acuna Park
Purchase Date: 2/2/1961
Funding Source: Tax Increment / Public



Attachment “G”

**Oversight Board to the Successor Agency to the former Community
Redevelopment Agency of the City of Montebello**

NOTICE TO PUBLIC OF PROPOSED ACTIONS

Concerning the proposed transfer of "governmental purpose" property assets of the former Community Redevelopment Agency of the City of Montebello to the City of Montebello.

NOTICE IS HEREBY GIVEN – all citizens are invited to attend a public meeting of the Oversight Board to the Successor Agency of the former Community Redevelopment Agency of the City of Montebello on Wednesday, July 24, 2013, at 8:15 a.m., in the Montebello City Council Chambers located at 1600 W. Beverly Blvd., Montebello, California 90640, to comment on the proposed transfer of real property assets. This public meeting is being held in compliance with California Health & Safety Code Section 34181(f).

SUMMARY – Pursuant to California Health & Safety Code Section 34181(f), the Oversight Board shall consider directing the Successor Agency to "transfer ownership of those assets that were constructed for and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construct and use of an asset."

PROPOSED PROPERTY TRANSFERS – Successor Agency staff is recommending the transfer of two (2) parcels currently owed by the Montebello Successor Agency to the City of Montebello for the continued governmental ownership and use of the parcels. The parcels are more specifically described as follows:

1) One parcel located at 1600 West Beverly Boulevard, City of Montebello, and specifically identified as Los Angeles County Assessor's Parcel No. 5294-014-903. This parcel is the location of Montebello City Hall and the Montebello Police Department.

2) One parcel (no address) located along West Victoria Avenue in the City of Montebello, and specifically identified as Los Angeles County Assessor's Parcel No. 5294-014-900. This parcel is the location of Henry Acuna Park.

The Oversight Board will hold a public meeting to consider the approval of the transfer of the above described real property assets to the City of Montebello on July 24, 2013, at 8:15 a.m., in the Montebello City Council Chambers located at 1600 W. Beverly Blvd., Montebello, California 90640. Members of the public are invited to attend the public meeting and provide testimony on the proposed asset transfers.

Questions and comments may be directed to Michael Huntley, Director of Planning and Community Development, City of Montebello, 1600 West Beverly Boulevard, Montebello, CA 90640, (323) 887-1386.

Publish: July 14, 2014

Whittier Daily News
Affiliated with SGV Newspaper Group
7612 Greenleaf Avenue
Whittier, CA 90602
626-962-8811 ext. 2270
debby.chapman@sgvn.com

CITY OF MONTEBELLO/PLANNING DIVISION,
ACCOUNTS PAYABLE
1600 W BEVERLY BLVD
MONTEBELLO CA 90604

.....

Account Number: 5007790

Ad Order Number: 0010388707

Customer's Reference public notice (V2)
/ PO Number: / public notice (V2)

Publication: Whittier Daily News

Publication Dates: 7/14/2013

Total Amount: \$397.16

Payment Amount: \$0.00

Amount Due: \$397.16

Whittier Daily News

Affiliated with SGV Newspaper Group
7612 Greenleaf Avenue
Whittier, CA 90602
626-962-8811 ext. 2270
debby.chapman@sgvn.com

5007790

CITY OF MONTEBELLO/PLANNING DIVISION,
ACCOUNTS PAYABLE
1600 W BEVERLY BLVD
MONTEBELLO CA 90604

FILE NO. public notice (V2)

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

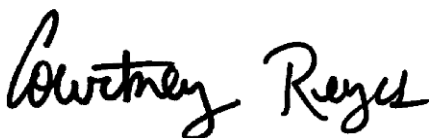
**STATE OF CALIFORNIA
County of Los Angeles**

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of WHITTIER DAILY NEWS, a newspaper of general circulation which has been adjudicated as a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of October 10, 1960, Case Number 369393. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

7/14/2013

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at West Covina, LA Co. California
On this 15th day of July, 2013.



Signature

(Space below for use of County Clerk Only)

Legal No. **0010388707**

**Oversight Board to the Successor
Agency to the former Community
Redevelopment Agency of the
City of Montebello**

NOTICE TO PUBLIC OF PROPOSED ACTIONS

Concerning the proposed transfer of 'governmental purpose' property assets of the former Community Redevelopment Agency of the City of Montebello to the City of Montebello.

**NOTICE IS HEREBY
GIVEN** - all citizens are invited to attend a public meeting of the Oversight Board to the Successor Agency of the former Community Redevelopment Agency of the City of Montebello on Wednesday, July 24, 2013, at 8:15 a.m., in the Montebello City Council Chambers located at 1600 W. Beverly Blvd., Montebello, California 90640, to comment on the proposed transfer of real property assets. This public meeting is being held in compliance with California Health & Safety Code Section 34181(f).

SUMMARY - Pursuant to California Health & Safety Code Section 34181(f), the Oversight Board shall consider directing the Successor Agency to "transfer ownership of those assets that were constructed for and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construct and use of an asset."

**P R O P O S E D
PROPERTY TRANSFERS** - Successor Agency staff is recommending the transfer of two (2) parcels currently owed by the Montebello Successor Agency to the City of Montebello for the continued governmental ownership and use of the parcels. The parcels are more specifically described as follows:

1) One parcel located at 1600 West Beverly Boulevard, City of Montebello, and specifically identified as Los Angeles County Assessor's Parcel No. 5294-014-903. This parcel is the location of Montebello City Hall and the Montebello Police Department.

2) One parcel (no address) located along West Victoria Avenue in the City of Montebello, and specifically identified as Los Angeles County Assessor's Parcel No. 5294-014-900. This parcel is the location of Henry Acuna Park.

The Oversight Board will hold a public meeting to consider the approval of the transfer of the above described real property assets to the City of Montebello on July 24, 2013, at 8:15 a.m., in the Montebello City Council Chambers located at 1600 W. Beverly Blvd., Montebello, California 90640. Members of the public are invited to attend the public meeting and provide testimony on the proposed asset transfers.

Questions and comments may be directed to Michael Huntley, Director of Planning and Community Development, City of Montebello, 1600 West Beverly Boulevard, Montebello, CA 90640, (323) 887-1386.

Publish: July 14, 2014

Published: July 14, 2013
Whittier Daily News Ad#388707

Attachment “H”

OVERSIGHT BOARD RESOLUTION NO. ____

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE
SUCCESSOR AGENCY TO THE FORMER COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF
MONTEBELLO APPROVING THE TRANSFER OF
CERTAIN GOVERNMENTAL PURPOSE PROPERTIES
(POLICE FACILITY, CITY HALL, AND HENRY ACUNA
PARK) TO THE CITY OF MONTEBELLO**

WHEREAS, the Community Redevelopment Agency of the City of Montebello ("Agency") was dissolved by way of Assembly Bill ("AB") 1x26 (as subsequently amended by AB 1484, the "Dissolution Act") and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231;

WHEREAS, the Dissolution Act created the Montebello Successor Agency ("Successor Agency") to effectuate the "winding down" of the Agency, and is a separate and independent public entity from the City of Montebello which provides for its governance;

WHEREAS, the Dissolution Act created the Montebello Oversight Board ("Oversight Board") to oversee, review, and approve certain actions of the Successor Agency to ensure compliance with the purposes and objectives of the Dissolution Act;

WHEREAS, upon dissolution of the Agency, all assets of the Agency were transferred to the Successor Agency for management and disposition in accordance with the purposes and objectives of the Dissolution Act (Health & Safety Code §§ 34173(b), 34175(b));

WHEREAS, the Successor Agency is required to dispose of all real property assets of the former Agency as directed by Oversight Board, provided however, that the Oversight Board may direct the Successor Agency to transfer ownership of "governmental purpose" properties to the appropriate public jurisdiction (Health & Safety Code §§ 34177(e), 34181(a));

WHEREAS, the Dissolution Act defines "governmental purpose" properties as including roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings (Health & Safety Code § 34181(a));

WHEREAS, among the real properties owned by the former Agency and transferred to the control of the Successor Agency are those certain properties identified as Los Angeles County Assessor Parcel Numbers 5294-014-903 and 5294-014-900, located in the City of Montebello, as more those properties are more specifically described and identified in Exhibit "A" attached hereto (hereinafter the "Properties");

WHEREAS, the Montebello Police Facility, Montebello City Hall, and Henry Acuna Park ("Public Facilities") are located on the Properties;

WHEREAS, because of the existence of the Public Facilities on the Properties, the Properties qualify as "governmental purpose" properties as defined by the Dissolution Act, and as such qualify for immediate transfer to the appropriate public jurisdiction (Health & Safety Code § 34181(a));

WHEREAS, the City of Montebello is the appropriate public jurisdiction to which the Properties should be transferred, as the Police Facility serves as the headquarters for the Montebello Police Department, City Hall serves as the administrative offices for the City of Montebello, and Henry Acuna Park is a public park that provides open space and recreation to the residents of the City of Montebello;

WHEREAS, immediate transfer of the Properties and the Public Facilities located thereon to the City of Montebello is essential to ensure the uninterrupted provision of governmental services to the residents and business located in the City;

WHEREAS, immediate transfer of the Properties and the Public Facilities located thereon to the City of Montebello furthers the purposes and objectives of the Successor Agency, in that it will conserve staff time and financial resources associated with including the Properties in the Successor Agency's Long Range Property Management Plan (Health & Safety Code § 34191.5), and will conserve resources of the former Agency for the benefit of the taxing entities by reducing ongoing maintenance costs of the Successor Agency;

WHEREAS, the Properties and appurtenant Public Facilities may be transferred from the Successor Agency to the City, provided the Oversight Board adopts a resolution approving and/or directing the transfer at a public meeting held with ten (10) days advanced notice to the public, and the California State Department of Finance does not thereafter object to the transfer; and

WHEREAS, the Oversight Board has considered the approval of transferring the Properties from the Successor Agency to the City of Montebello at a properly noticed public meeting, and ten (10) days advanced notice of the public meeting has been provided.

NOW THEREFORE, THE MONTEBELLO OVERSIGHT BOARD DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. After consideration of staff presentations, reports, discussions, public comments, and other evidence presented, the Oversight Board hereby finds and declares that the foregoing recitals are true and correct and incorporate them herein.

SECTION 2. Based upon staff presentations, reports, discussions, public comments, and other evidence presented, the Oversight Board finds and declares that requirements of Health & Safety Code Section 34181(f) have been satisfied, in that the Oversight Board has held a public meeting to consider the transfer of the Properties from the Successor Agency to the City of Montebello, ten (10) days advanced public notice of said meeting was provide, and members of the public have been given an opportunity to comment on the transfer of the Properties.

SECTION 3. Based upon staff presentations, reports, discussions, public comments, and other evidence presented, the Oversight Board hereby finds and declares that those certain properties, identified as Los Angeles County Assessor Parcel Numbers 5294-014-903 and 5294-014-900, located in the City of Montebello and more specifically described and identified in Exhibit "A" attached hereto incorporated herein by this reference (the "Properties"), constitute "governmental purpose" properties within the meaning of subdivision (a) of Health & Safety Code Section 34181.

SECTION 4. Based upon staff presentations, reports, discussions, public comments, and other evidence presented, the Oversight Board hereby finds and declares that the City of Montebello is the "appropriate public jurisdiction" to which the Properties should be transferred, in that the headquarters of the Montebello Police Department, Montebello City Hall, and Henry Acuna Park are located on the Properties, and the transfer of the Properties to the City of Montebello is essential to ensure the uninterrupted provision of governmental services to the residents and business located in the City.

SECTION 5. Based upon staff presentations, reports, discussions, public comments, and other evidence presented, the Oversight Board hereby finds and declares that the transfer of Properties to the City of Montebello will further the purposes and objectives of the Successor Agency, in that it will conserve staff time and financial resources associated with including the Properties in the Successor Agency's Long Range Property Management Plan, and will conserve resources of the former Agency for the benefit of the taxing entities by reducing ongoing maintenance costs of the Successor Agency.

SECTION 6. Based upon staff presentations, reports, discussions, public comments, and other evidence presented, and the findings set forth in Sections 1 through 5, inclusive, of this Resolution, the Oversight Board hereby approves and directs the transfer of the Properties from the Successor Agency to the City of Montebello. This Resolution and the actions approved hereby shall be subject to review by the California State Department of Finance pursuant to Health & Safety Code Section 34181(f).

SECTION 7. Successor Agency staff is hereby directed to provide notice of this Resolution to the Department of Finance in compliance with Health & Safety Code Section 34179(h).

SECTION 8. The Clerk of the Oversight Board shall certify to the passage and adoption of this Resolution, and it shall become effective immediately upon its approval.

PASSED, APPROVED and ADOPTED this 24th day of July 2013

Richard Bruckner, Chairman

ATTEST:

Ivonne Umana, Clerk of the Oversight Board

APPROVED AS TO FORM:

Mark J. Huebsch, Oversight Board Legal Counsel

DRAFT